104.0	0005	0004.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	740,900 /	740,900
USE VALUE:	740,900 /	740,900
ASSESSED:	740,900 /	740,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
323		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEONARD ROBERT T JR--TRS
Owner 2:	323 RIDGE STREET RLTY TRUST
Owner 3:	
Street 1:	323 RIDGE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .179 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Vinyl Exterior and 1512 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7794.000	283,200		457,700	740,900
Total Card	0.179	283,200		457,700	740,900
Total Parcel	0.179	283,200		457,700	740,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 490.01 | /Parcel: 490.01

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	67117
GIS Ref	
GIS Ref	
Insp Date	10/02/18

!8288!

PREVIOUS ASSESSMENT

Parcel ID 104.0-0005-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	283,200	0	7,794.	457,700	740,900		Year end	12/23/2021
2021	101	FV	273,600	0	7,794.	457,700	731,300		Year End Roll	12/10/2020
2020	101	FV	273,700	0	7,794.	457,700	731,400	731,400	Year End Roll	12/18/2019
2019	101	FV	218,200	0	7,794.	457,700	675,900	675,900	Year End Roll	1/3/2019
2018	101	FV	218,200	0	7,794.	392,300	610,500	610,500	Year End Roll	12/20/2017
2017	101	FV	218,200	0	7,794.	366,100	584,300	584,300	Year End Roll	1/3/2017
2016	101	FV	218,200	0	7,794.	313,800	532,000	532,000	Year End	1/4/2016
2015	101	FV	204,800	0	7,794.	281,100	485,900	485,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:04:07

LAST REV

Date	Time
02/05/19	12:12:28

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8288

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEONARD ROBERT	1067-188		11/3/1999	Convenience	1	No	No		F

USER DEFINED

Prior Id # 1:	67117
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2018	MEAS&NOTICE	BS	Barbara S
2/17/2009	Meas/Inspect	372	PATRIOT
10/25/1999	Meas/Inspect	264	PATRIOT
8/27/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7794		Sq. Ft.	Site		0	70.	0.84	4									457,676						457,700	

Total AC/HA:	0.17893	Total SF/SM:	7794	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	457,676	Spl Credit		Total:	457,700

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GREY
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal	1 - Drywall	
Sec Int Wall:		%
Partition:	T - Typical	
Prim Floors:	4 - Carpet	
Sec Floors:	3 - Hardwood	15 %
Bsmnt Flr:	12 - Concrete	
Subfloor:		
Bsmnt Gar:		
Electric:	3 - Typical	
Insulation:	2 - Typical	
Int vs Ext:	S	
Heat Fuel:	1 - Oil	
Heat Type:	3 - Forced H/W	
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac: NO
% Com Wal		% Sprinkled

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.34444439
Const Adj.:	0.99148500
Adj $ / SQ:	146.630
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	347961
Depreciation:	64721
Depreciated Total:	283240

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 7	BRs: 3	Baths: 2	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	1
Totals			
1	7	3	

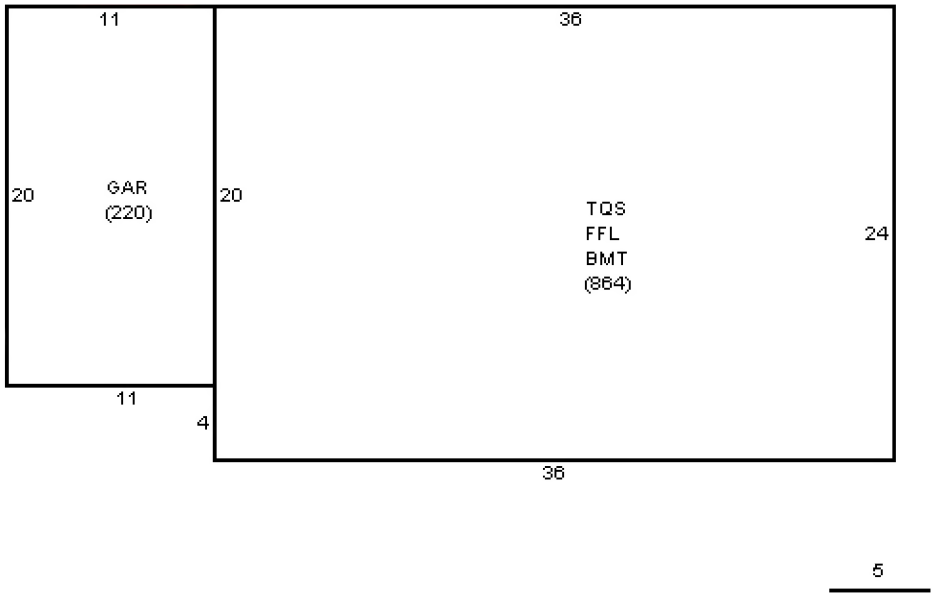
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	146.63
Special Features:	0	Val/Su Net:	109.09
Final Total:	283200	Val/Su SzAd	187.30

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	43.990	38,006
FFL	First Floor	864	146.630	126,688
TQS	3/4 Story	648	146.630	95,016
GAR	Garage	220	26.140	5,751

Net Sketched Area:	2,596			Total:	265,461
Size Ad	1512	Gross Area	2812	FinArea	1512

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 104.0-0005-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: